

33 Fitzroy Square
London, W1T 6EU

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TCA Presentation 86

Details in Pursuant to Planning
Condition 3g & LB Condition 3d

London
23 December 2020

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Listed Building Condition 3d

This document is prepared in pursuant to Listed Building Condition 3d of Application Ref: 2017/4898/L. The details of the condition is:

“Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.”

Listed Building Application Ref: 2017/4898/L
3d) “Plan drawings, samples and manufacturer’s details of all new floor finishes.”

1. Description of the Proposals

2. Floor Finish Types

- Floor Finish - Type 1 - Reclaimed French Limestone
- Floor Finish - Type 2 - Existing Yorkstone (External)
- Floor Finish - Type 3 - New 'aged' Portland Stone
- Floor Finish - Type 4, 4A & 4B - Existing & Reclaimed Portland Stone
- Floor Finish - Type 5 - Reclaimed Pine Timber Boarding
- Floor Finish - Type 5 - Conservation Officer Visit
- Floor Finish - Type 6 - Selected New Marble
- Floor Finish - Type 7 - Resin Flooring (plant rooms)
- Floor Details - Floor Grilles
- Floor Details - Fireplace Hearth (see Discharge Planning Condition 3b (ChimneyPieces))

3. Floor Plans

- Lower Ground Floor Plan
- External Lightwell - Proposed Type 2
- Upper Ground Floor Plan
- G.01 Entrance Hall - Existing
- G.01 Entrance Hall - Proposed Type 3

- First Floor Plan

- 1.01 Landing - Proposed Type 4 & 4A

- Second Floor Plan

- 2.04 Landing - Proposed Type 4, 4A & 4B

- Third Floor Plan

Appendix A - General Arrangement Plans

Appendix B - Floor Build Up Details

Appendix C - Material Specifications

1. Description of the Proposals

In areas where there exists no early floor finish to the house, the aspiration is to use reclaimed materials that are respectful to the period when it was built. As such, the unique patina of the materials proposed is important in helping to contribute and enhance the historic character of the property.

In areas where there is significant repair works required to an early floor, and/or the area has clearly been adapted over time, new flooring to match the early materials will be installed being respectful of the period when the house was built, continuing the historic design intention.

At a more detailed level, the principle for the setting-out of the floor finish in each room proposes to prioritise the control on i) the variations in surface wear ii) the colour mix, both of which are inherent characteristics of reclaimed natural materials in order to produce a coherent appearance & iii) practicalities of the rooms usage.

2. Floor Finish Types

Floor Finish - Type 1 - Reclaimed French Limestone



12 Queen Anne's Gate - historic reference (stone type)



Research of Historic Examples

- 16 Queen Anne's Gate, London, SW1
- 6 Fitzroy Square, London, W1T 6EU

Stone Type:

- Large format, Reclaimed French Burgundian flagstones.

Size & Layout:

- 500 - 700 mm / 200 - 350mm random
- 20 - 30 mm thick
- Coursed in one direction only, see plan layout.

Installation:

- Laid on 20 mm KERAKOLL BIO FLEX Lime based natural bedding

Joints

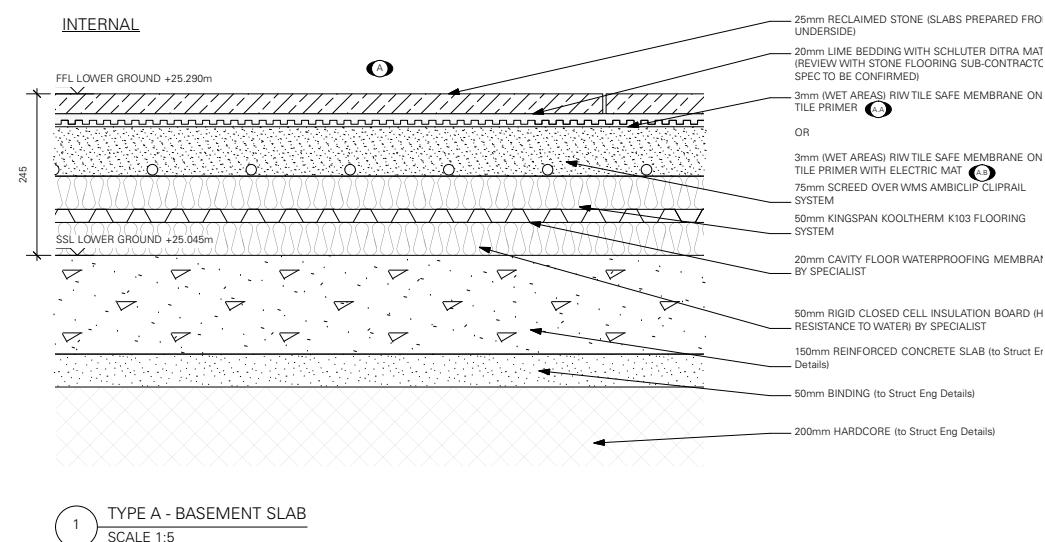
- LIME PUTTY (sand & lime mix) grouting, brushed

Final Finish

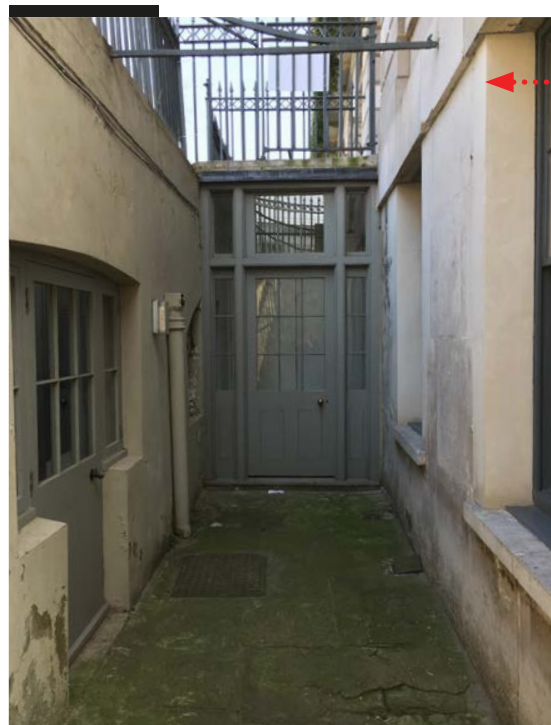
- LINSEED OIL, applied by hand/cloth



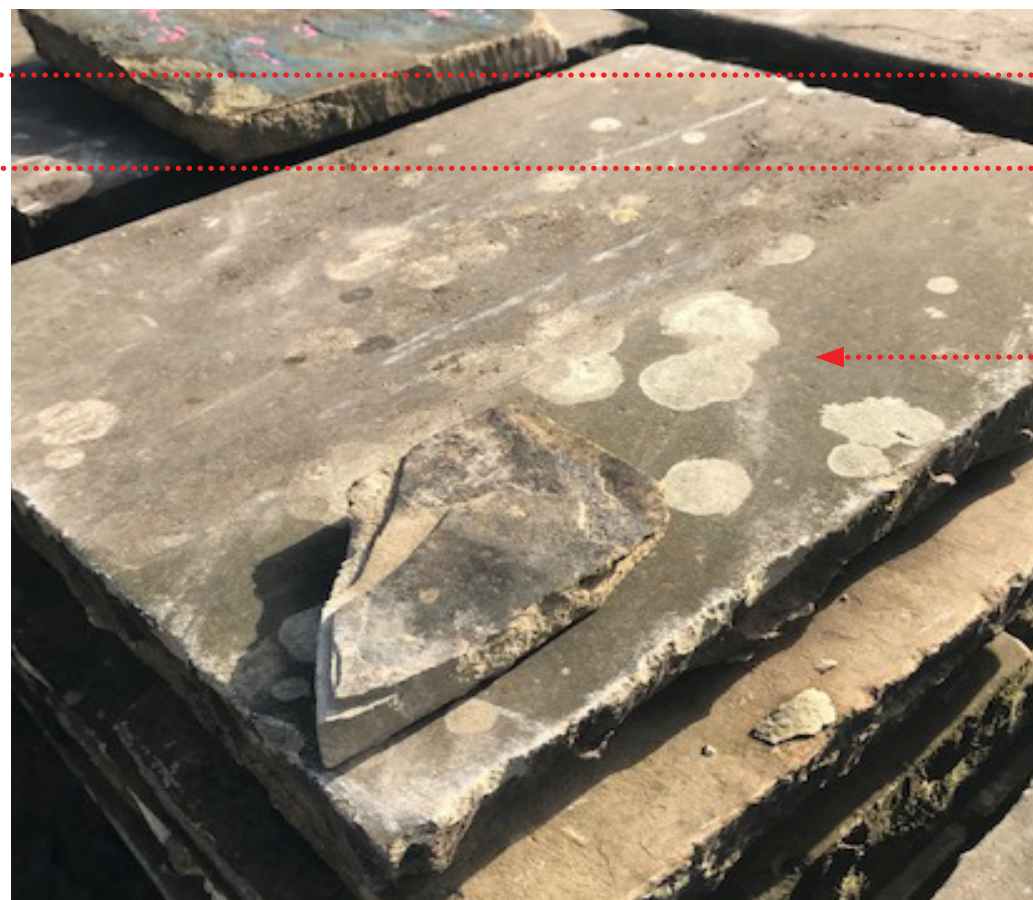
6 Fitzroy Square - historic reference (size & layout)



Floor Finish - Type 2 - Existing & reclaimed yorkstone (external)



33 Fitzroy Square - Existing



Research of Historic Examples

- 33 Fitzroy Square, London, W1T - Retain Existing (inc. B.02 open vault)
- 6 Fitzroy Square, London, W1T - yorkstone,.

Stone Type:

- Large format, Sourced reclaimed Yorkstone flagstones.

Size & Layout:

- 500 - 700 mm random 40 - 50 mm thick
- Coursed in one direction to match 6 Fitzroy Square.

Joints

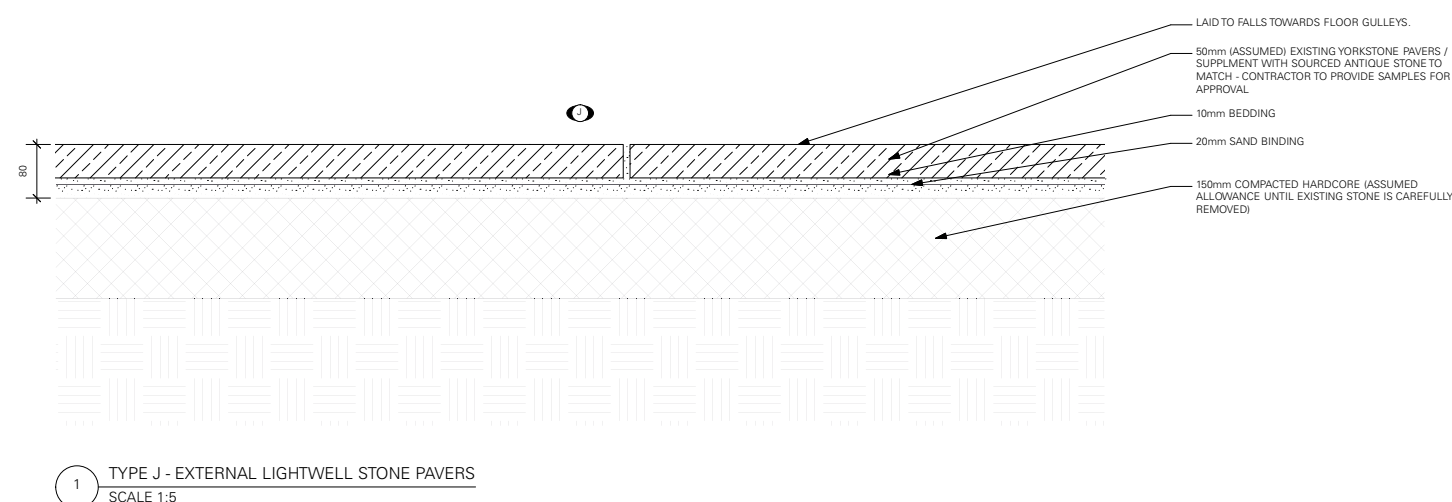
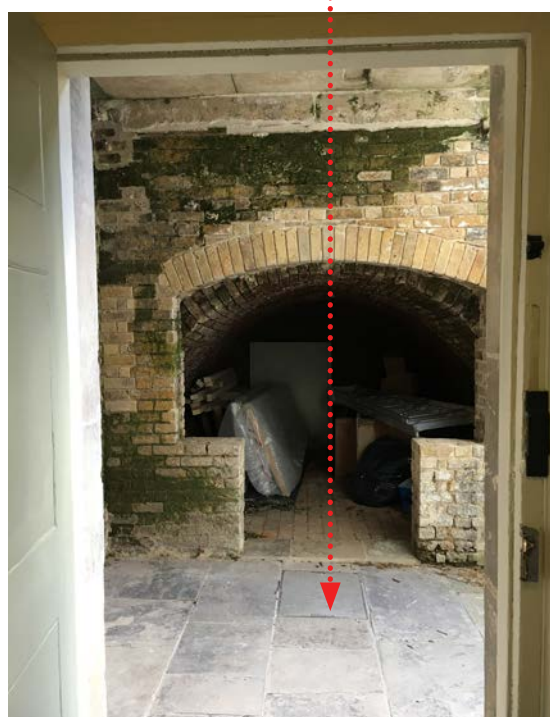
- OPEN JOINTS (sand fill), brushed

Final Finish

- NATURAL



6 Fitzroy Square - historic reference (layout)



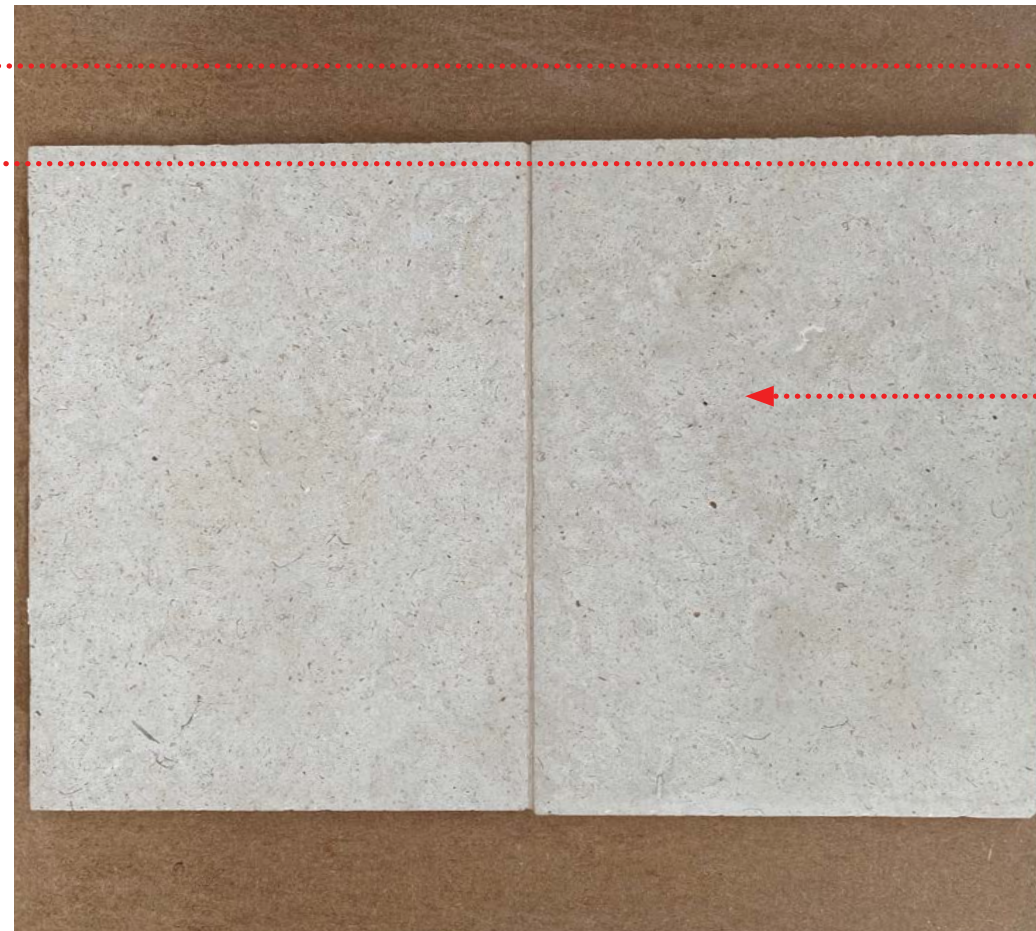
Floor Finish - Type 3 - New 'aged' portland stone



34 Fitzroy Square - reference new portland



33 Fitzroy Square - new portland stone



Research of Historic Examples

- 34 Fitzroy Square, London, W1T, new 'aged' portland stone.
- 6 Fitzroy Square, London, W1T, existing portland stone coursed in one direction.

Stone Type:

- New Portland (whitbred) to match existing. Lightly antiqued edges.

Size & Layout:

- Random 50 mm thick, layout to reference No.33 stone size & No.6 layout.
- Coursed in one direction only, see plans

Installation:

- Laid on traditional lime mortar

Joints

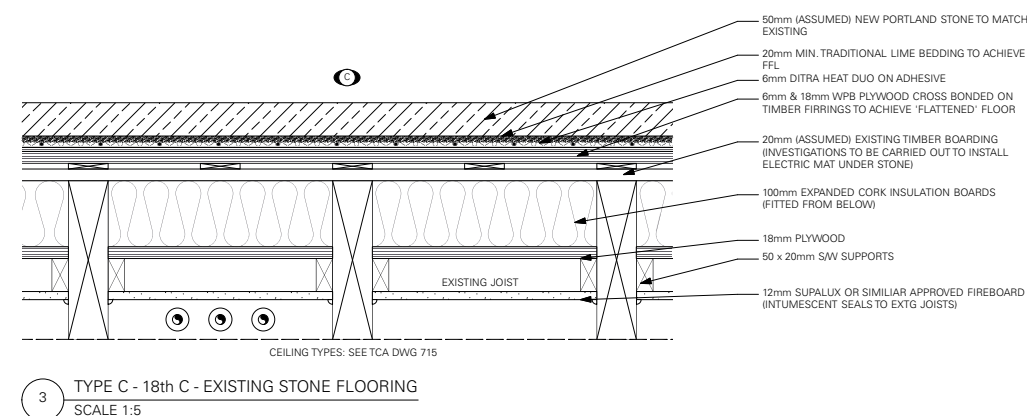
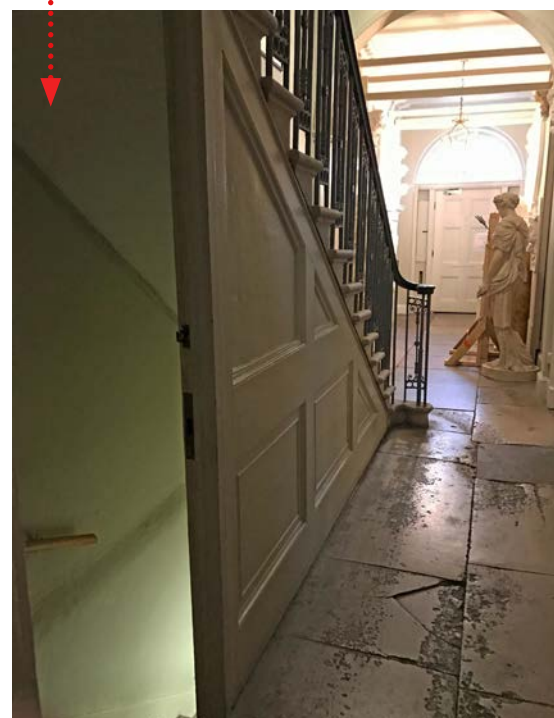
- LIME PUTTY (sand & lime mix) grouting, brushed

Final Finish

- LINSEED OIL, applied by hand/cloth & tinted by specialist to blend with existing surrounding stone elements - portland stone staircase.



6 Fitzroy Square - historic reference (layout)



Floor Finish - Type 4 (a&b) - Existing & reclaimed portland stone



33 Fitzroy Square - Existing Entrance Hall Stone



Stone Type:

- 33 Fitzroy Square, portland stone retained in situ and/or re-purposed in another location.
- Reclaimed portland stone sourced to supplement.

Size & Layout:

- Random 20 - 50mm thick
- Coursed in one direction only, see plans

Installation:

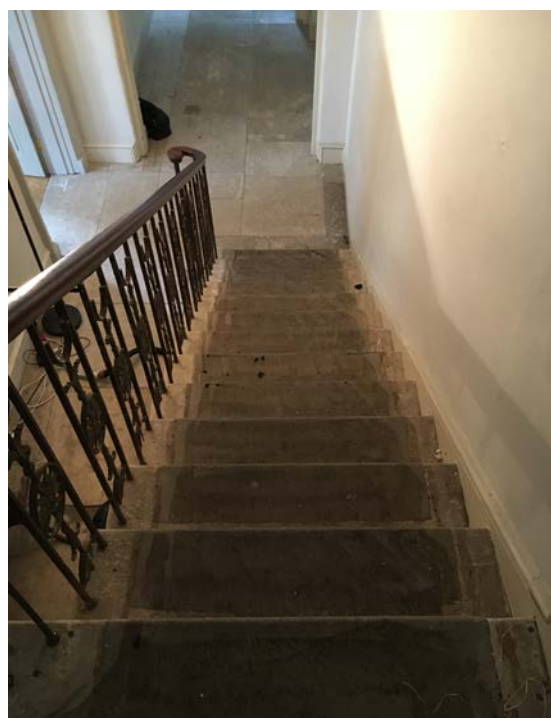
- Laid on 20 - 30 mm lime bedding - KERAKOLL BIO FLEX Lime based natural bedding

Joints

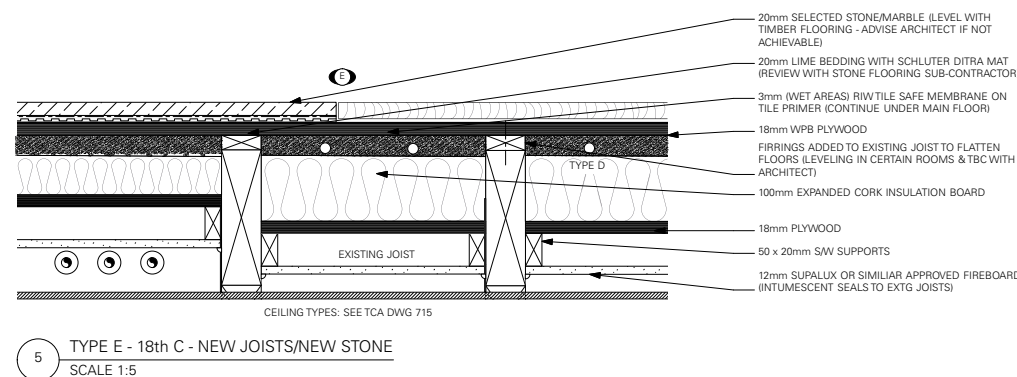
- LIME PUTTY (sand & lime mix) grouting, brushed

Final Finish

- LINSEED OIL, applied by hand/cloth & tinted by specialist to blend with existing surrounding stone elements - portland stone staircase.



33 Fitzroy Square - Existing Entrance Hall & Second Floor Landing Stone



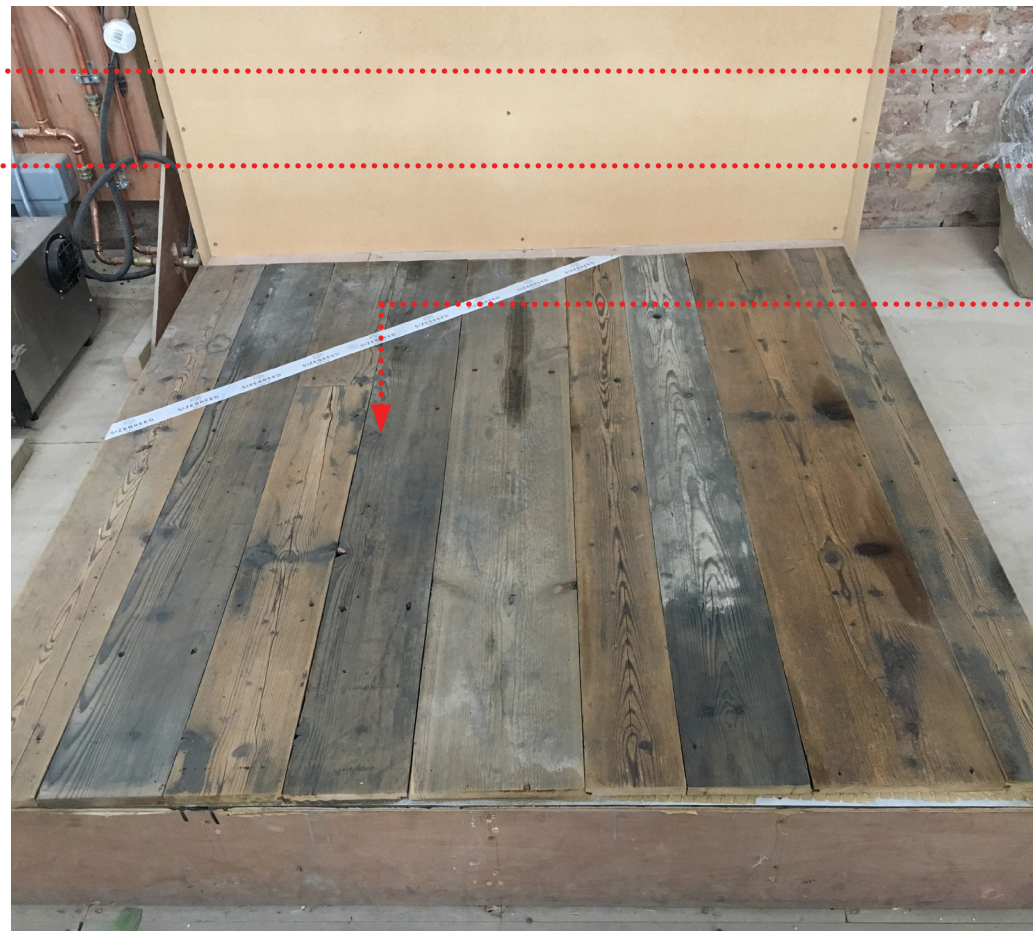
Floor Finish - Type 5 - Reclaimed Pine Timber Flooring



6 Fitzroy Square - Historic Reference



16 Queen Anne's Gate - Reference



Research of Historic Examples

- 6 Fitzroy Square, London, W1T
- 16 Queen Anne's Gate, London, SW1

Timber Type:

- Reclaimed antique pine timber boards.

Size & Layout:

- random widths (approx 200mm) 20 - 30 mm thick
- Laid against existing structural floor joists

Installation:

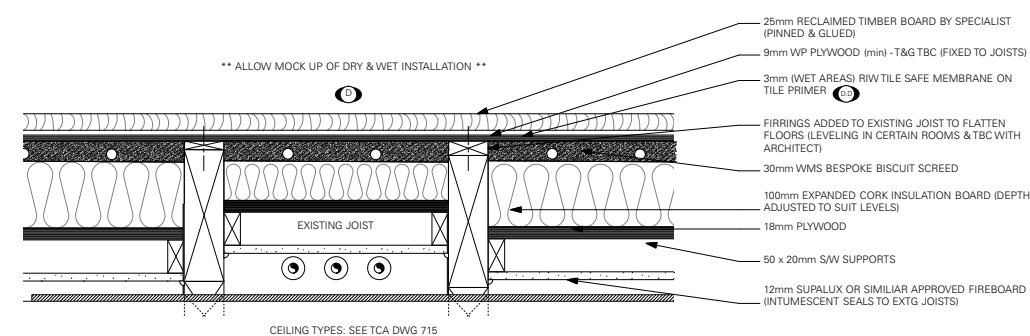
- Glued

Final Finish

- BRUSHED, lightly brushed to distress areas of perceived high foot traffic.



16 Queen Anne's Gate - Historic reference - Reclaimed Pine Boards



4 TYPE D - 18th C - EXISTING JOIST/RECLAIMED TIMBER
SCALE 1:5

Floor Finish - Type 6 - New Selected Marble



Proposed - 3rd Floor - Pietra Senape



Proposed - 2nd Floor - Crema Delicato



Proposed - Ground - Crema Bluete

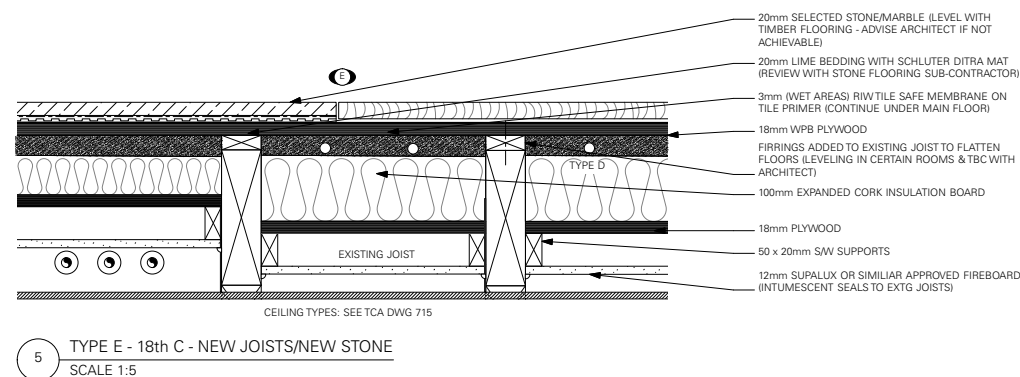


Proposed - Lower Ground - Rustic Green

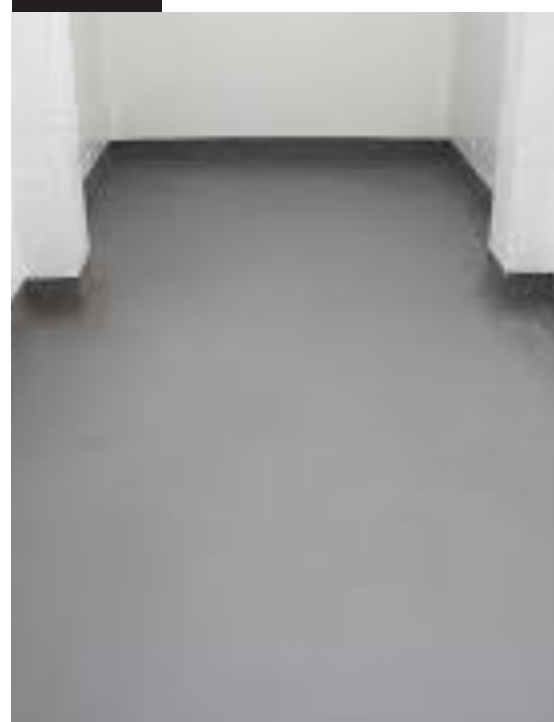


Stone Type:

- Marble selected to match marble chimney pieces &/or to be in keeping with historical/antique interior materials used.
- All marbles distressed to texturise the surface finish



Floor Finish - Type 7 - Resin Flooring (vault plant rooms)

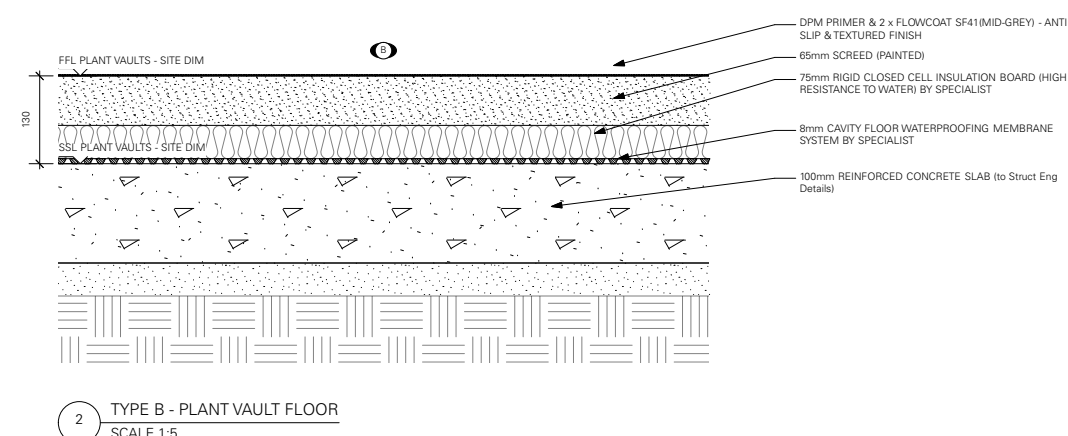


Epoxy resin flooring & cov ed skirting



Floor Type:

- DPM Primer & 2 x Flowcoat Epoxy SF41 (MID GREY) - Anti slip & textured finish.
- Applied to plant room areas only.



Other - Radiator & Drainage Floor Grilles



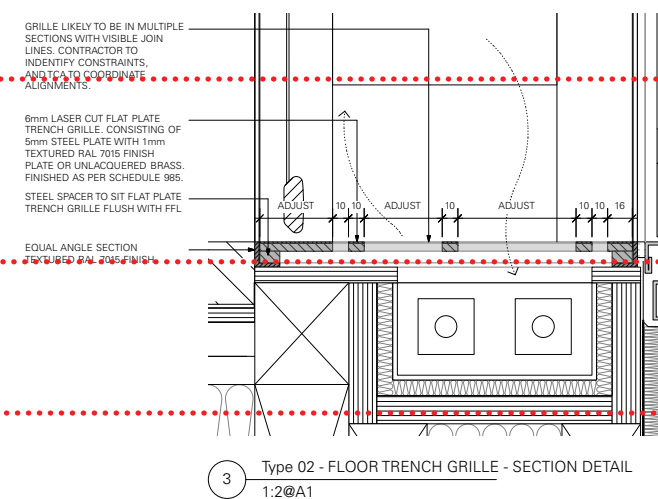
John Soane Museum, Lincoln's Inn:Field

Research of Historic Examples

- John Soane Museum, Lincoln's Inn Fields

Grille Type:

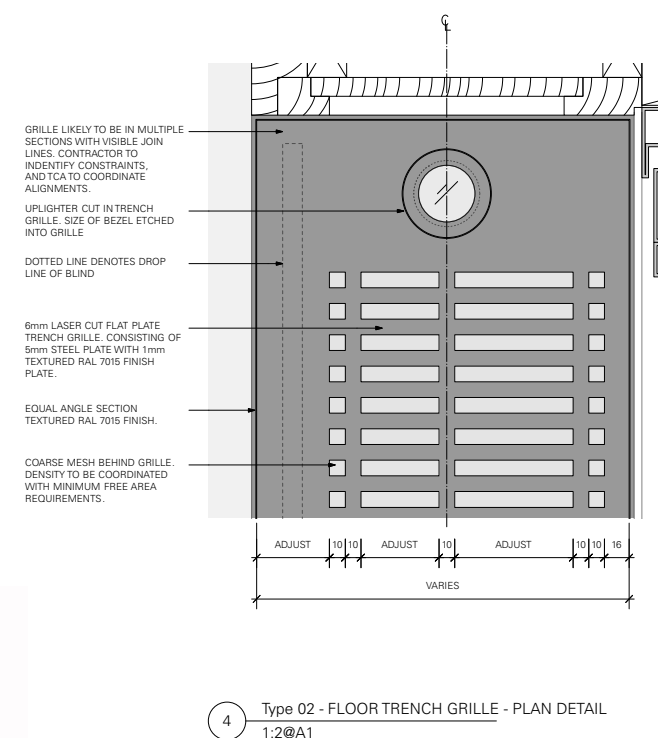
- Perforated sheet satin brass with pattern arrangement to match John Soane example.
- Cast Iron with pattern arrangement to match John Soane example.



Finish example - Un-lacquered satin brass



Finish example - Cast iron



TYPE 02 GRILLE

- MINIMUM 65% FREE AREA REQUIRED AGAINST RADIATOR SIZES. REFER TO TCA DWG 962 FOR RADIATOR SIZES.
- COARSE MESH TO BE ALLOWED FOR AND TOTAL FREE AREA DETERMINED.
- SHORTFALLS TO BE IDENTIFIED & COUNTERACTED IN SIZES OF LASER CUT PENETRATIONS AND MESH. OUTCOMES TO BE COORDINATED WITH TCA.